

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Montgomery County

+ 8.7%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 7.7%

Change in
Median Sales Price

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	46	50	+ 8.7%	352	348	- 1.1%
Closed Sales	29	29	0.0%	205	192	- 6.3%
Median Sales Price*	\$130,000	\$140,000	+ 7.7%	\$119,000	\$136,090	+ 14.4%
Percent of Original List Price Received*	90.8%	96.7%	+ 6.5%	92.5%	92.6%	+ 0.0%
Days on Market Until Sale	58	32	- 44.2%	72	70	- 2.5%
Inventory of Homes for Sale	143	122	- 14.7%	--	--	--
Months Supply of Inventory	6.0	4.7	- 21.6%	--	--	--

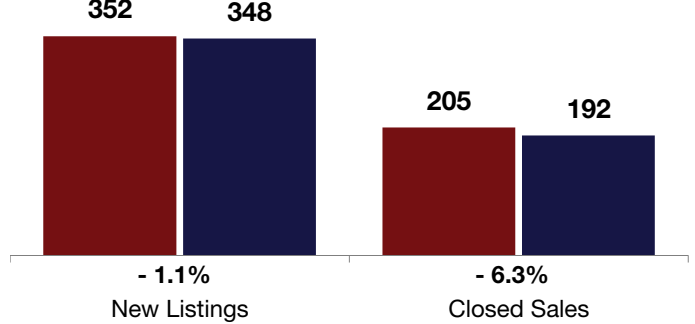
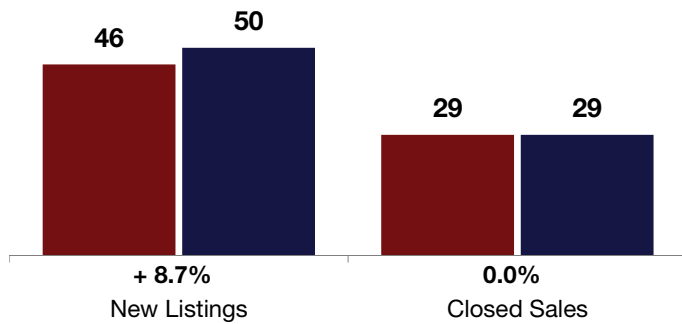
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

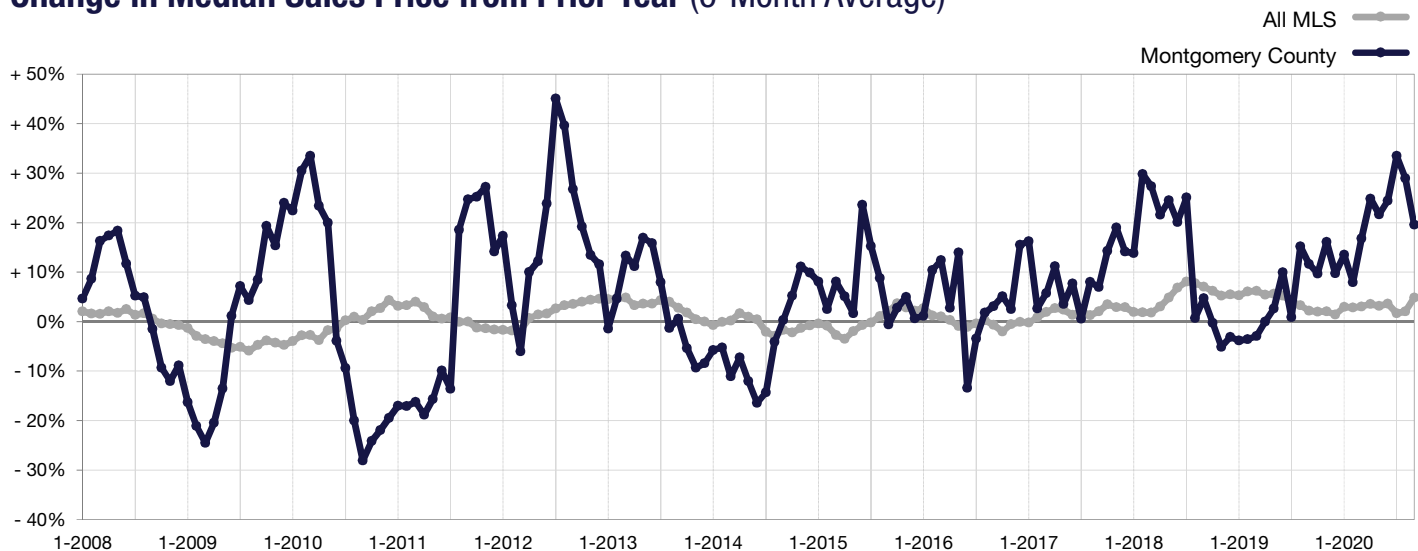
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.